



**Myrtle Road, Hounslow, TW3 1QE**

**Offers Over £370,000**

A two bedroom mid-terrace house situated in the heart of Hounslow East with access to Hounslow town centre, Hounslow East tube station/bus station and local schools. The accommodation comprises, on the ground floor two separate reception rooms, kitchen and shower room, on the first floor two double bedrooms, outside front and rear gardens. The property is offered for sale with no onward chain!

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## Reception One



Front aspect double glazed window, radiator, feature fireplace (currently not being used), wood effect flooring.

## Reception Two



Rear aspect double glazed window, understairs cupboard, wood effect flooring, radiator, through to...



## Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven below, part tiled walls, tiled flooring, space for washing machine, wall mounted boiler (not working), side aspect double glazed window, double glazed door to gardens, door to...

## Shower Room



Tiled enclosed shower cubicle (damaged), pedestal wash hand basin, low level w/c, double glazed window, tiled flooring.

## First Floor Landing

Access to loft.

## Bedroom One



Front aspect double glazed window, feature fireplace (currently not being used), radiator.

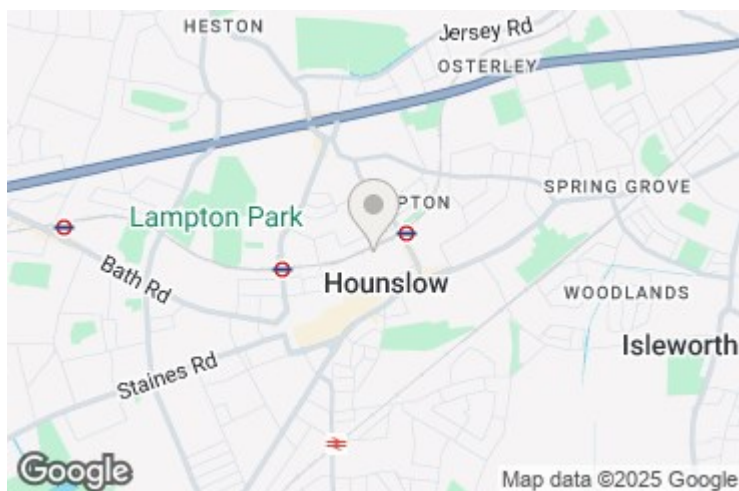
## Bedroom Two



Rear aspect double glazed window, feature fireplace (currently not being used), radiator.

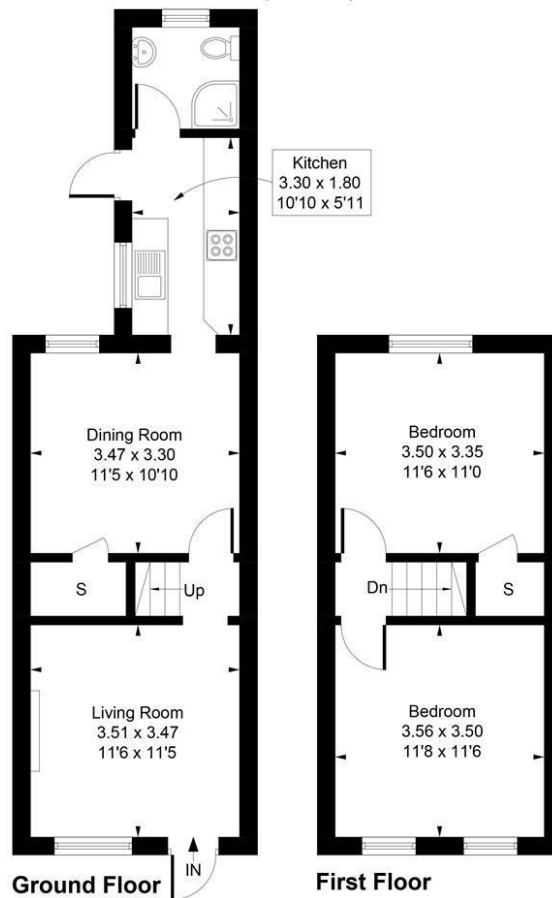
## Outside

### Rear Garden



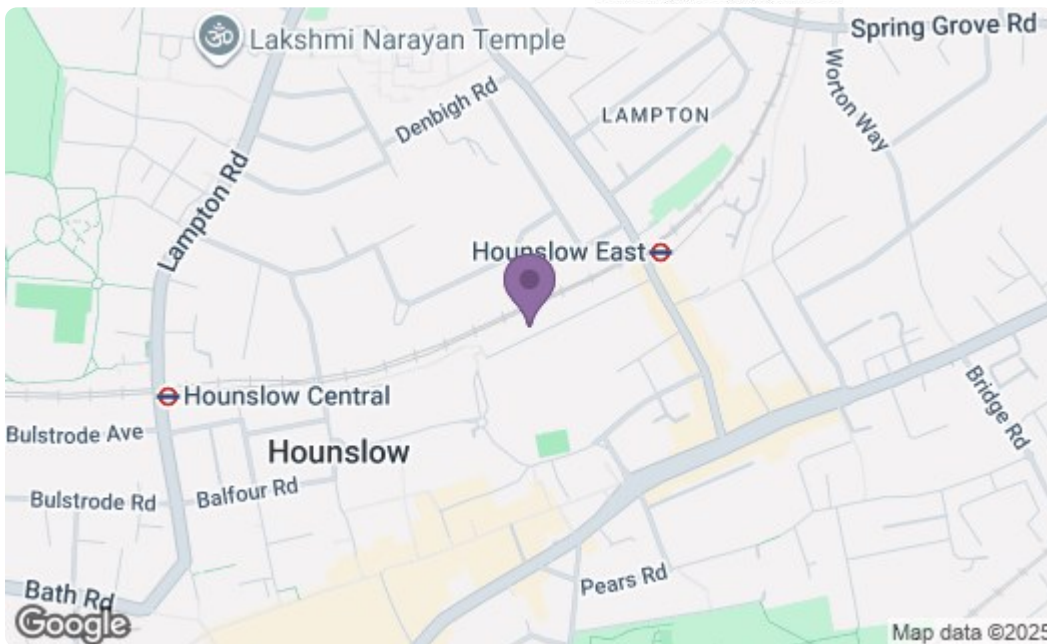
## Myrtle Road, Hounslow, TW3 1QE

Approximate Gross Internal Area  
66.85 sq m / 720 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Produced by jcphtographystudio.com



| Energy Efficiency Rating                                        |         |                            |  |
|-----------------------------------------------------------------|---------|----------------------------|--|
|                                                                 | Current | Potential                  |  |
| Very energy efficient - lower running costs                     |         |                            |  |
| (92 plus) <b>A</b>                                              |         |                            |  |
| (81-91) <b>B</b>                                                |         |                            |  |
| (69-80) <b>C</b>                                                |         |                            |  |
| (55-68) <b>D</b>                                                |         |                            |  |
| (39-54) <b>E</b>                                                |         |                            |  |
| (21-38) <b>F</b>                                                |         |                            |  |
| (1-20) <b>G</b>                                                 |         |                            |  |
| Not energy efficient - higher running costs                     |         |                            |  |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |  |
|                                                                 | Current | Potential                  |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |  |
| (92 plus) <b>A</b>                                              |         |                            |  |
| (81-91) <b>B</b>                                                |         |                            |  |
| (69-80) <b>C</b>                                                |         |                            |  |
| (55-68) <b>D</b>                                                |         |                            |  |
| (39-54) <b>E</b>                                                |         |                            |  |
| (21-38) <b>F</b>                                                |         |                            |  |
| (1-20) <b>G</b>                                                 |         |                            |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |  |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |  |

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